

REGULAR BOARD MEETING

BOARD of DIRECTORS for HOLOMUA AOOU

DATE January 12, 2016

PLACE On-Site, 7th Floor Activities Room

PRESENT President Serge Krivatsy
Vice President Robert Okano
Treasurer David Bierwert
Secretary Kevin Shimizu
Director Melissa Otaguro
Director Larry Cobb
Director Nancy Yomogida
Director Dwayne Maki

ABSENT Director Lena Wang

BY INVITATION Bob Christensen, Resident Manager
Albert Cloutier, Hawaiiana Management Company

CALL TO ORDER

With a quorum established, President Krivatsy called the Regular meeting of the Board to order at 7:03 p.m.

OWNERS FORUM (See Attached List of Owners who attended)

APPROVAL OF MINUTES

December 2015 Minutes – A motion was made by VP Okano to accept the minutes. Motion was seconded by Treasurer Bierwert and unanimously approved.

PRESIDENT'S REPORT

President Krivatsy provided a verbal report.

TREASURER'S REPORT

Treasurer Bierwert provided a verbal report.

MANAGEMENT REPORTS

- 1) Association Management – No report.
- 2) Resident Manager's Report – Resident Manager Bob Christensen provided his monthly report to the Board for review. A copy of his report will be filed with the project documents. The Board discussed a proposal from AirCare Environmental Services to conduct water testing within the building on several floors for the amount of \$1,450 plus tax. A motion was made to approve the proposal. It was unanimously approved.

COMMITTEE REPORTS

- 1) **Building & Grounds** – No report.

- 2) **Rules & Regulations** – The committee will add a section to the House Rules draft prohibiting gas powered vehicles within units.
- 3) **Communications** – The newsletter has gone out to all residents. A request from an owner regarding pigeon droppings on his car was reviewed. RM will communicate to the owner that the AOA is not responsible for cleaning his car.
- 4) **Design Review** – 809 – Design review request made to install vinyl flooring with appropriate sound barrier. Committee recommended approving the request. Approval letter will be sent by M.E.

UNFINISHED BUSINESS

- 1) **Warranty Items Roof/8th floor/ Stairway Leaks** – A good deal of investigation and work has been done by Nordic, but unfortunately, the leak continues. Nordic is scheduled to attempt repairs in a different location and follow up with another water test. Scheduled for 1/13/16. The empty space in the basement is to be sealed up permanently by the RM. It should never have been opened by the previous RM, as this space is designated uninhabitable space on the original engineering plans.
- 2) **PV Options** – The Board discussed an agreement by Bonterra to maintain the original agreed upon kilowatt per hour rate. The President will sign the agreement, previously approved by the board in the December 2015 meeting.
- 3) **Energy Saving LED Lighting Phase 3**– The Resident Manager will schedule the work previously approved by the Board.
- 4) **Sprinkler System** – The valve has been replaced and the system is functional. RM will coordinate the final inspection. The matter was tabled.
- 5) **Parking Stall Clean Solution** – The RM has coordinated cleaning with individual owners (at their own expense) and has obtained a favorable price from a contractor. Owner with oil spots who have not had their stalls cleaned by the end of January will receive a violation notice and/or fine.
- 6) **Pest Control (birds)** – Netting and spikes are scheduled to be installed by in-house employees.
- 7) **DVR** – The matter was deferred pending proposals.
- 8) **Planting Strip Maintenance** – The area is being better maintained by Holomua staff and the neighbors are happier. The matter was tabled.

- 1) **Elevator Consultant Services**– The Board discussed hiring an elevator consulting service to ensure all maintenance is currently being done correctly by Otis. The matter was deferred pending proposal.

EXECUTIVE SESSION – Entered Executive Session at 7:48 p.m.
Exited Executive Session at 8:00 p.m.

DATE, TIME & PLACE OF NEXT MEETING

The next regular meeting of the Holomua Board will be on February 9, 2016.

ADJOURNMENT

There being no further business to discuss, President Krivatsy adjourned the Regular Meeting of the Board at 8:02 p.m.

Respectfully submitted,

Albert Cloutier CMCA®, AMS®
Management Executive
Hawaiiana Management Company